



THE БЕЛОIT REPORT

CONTINUING ITS RESURGENCE AS A GEM OF THE ROCK RIVER VALLEY

CURRENT EVENTS AND ACTIVITIES

**February 15,
2013**

*A weekly publication
from the Office of the
City Manager*

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City of Beloit
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Special points of interest:

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BELOIT INTERNATIONAL FILM FESTIVAL UNDERWAY

The Film Festival began yesterday, Thursday, February 14, and runs through this Sunday, February 17 and includes a significant number of independent films, plus music venues that have been added this year. The Harold Lloyd Silent Film Classic will be presented with accompaniment from the Beloit Janesville Symphony Orchestra this Saturday, 7:30 p.m. at the Eclipse Center. Tickets for all events are available at the Box Office at the Vision Beloit facility, 500 Public Avenue in downtown Beloit. We hope you get out this weekend and enjoy the Festival. For more information, go to www.beloitfilmfest.org.

WELLHEAD PROTECTION ORDINANCE UNDER REVIEW

Residents are reminded that the City is currently contemplating creating a new overlay district in the City's Zoning Code, which will be referred to as the Wellhead Protection Ordinance. Some 2,400 notices were mailed to property owners this week and have generated a number of phone calls and questions about the content of the ordinance. A copy of the draft ordinance is available with a link from the home page on the City's website. Also, this Monday, February 18 at the regular City Council meeting, staff will be making a PowerPoint presentation which will explain in more detail the reason why the Department of Natural Resources is requiring the City put a Wellhead Protection Ordinance in place at this time.

CITY MANAGER ATTENDS LOBBY CORPS MEETING IN MADISON

Councilor Van De Bogart joined the City Manager at the Lobby Corps Day in Madison this past Wednesday. The Lobby Corps is established by the League of Wisconsin Municipalities and includes a large number of City and Village officials who come together periodically to distribute information to our elected representatives regarding issues of interest to municipalities. Following the standard session, we had a second meeting with representatives from the City of Beloit and presented a briefing book that included more information specific to the City government. We normally do these legislative briefings every two years following the election cycle. We were well received during the briefing sessions and very much appreciated the opportunity to speak directly to the two Assembly persons and two Senators who now represent portions of Beloit.

UPDATE ON THE NEW PROPOSED SALARY PLAN FOR NON-REPRESENTED EMPLOYEES

An additional tele-conference was conducted this week with the consultant and we are getting close to having a draft copy of the report ready to begin the review process. Next Tuesday we anticipate a series of meetings, beginning with an overview presentation to Department and Division Managers, to be followed up with individual meetings with most of those managers to go through sections of the plan that pertain to their particular employees. We anticipate additional input from that process and will make any necessary revisions to the plan before it is presented to non-represented employees, which is scheduled for the end of the month. We want to get input and make necessary revisions and modifications so we have a substantially completed plan that is internally consistent before we schedule a workshop to present the document to the City Council, which I anticipate that will be done sometime during the month of March.

CITY COUNCIL MEETING - MONDAY, FEBRUARY 18, 2013

The City Council will hold a **special meeting** at 5:30 p.m. on Monday, February 18 in the City Manager's Conference Room to discuss a real estate transaction. We are still in final negotiations with the Ho Chunk Nation related to the possible sale of property owned by the City to the Nation, which would later be used for the Beloit Casino project. A closed session with Council is needed to discuss several factors related to the transaction, and since we were unable to get all of the final language details worked out until after the regular agenda was published, we added consideration of the resolution authorizing the sale to the closed session agenda. The resolution and the proposed land contract are attached to the special meeting agenda.

The City Council will hold a **workshop** at 6:30 p.m. in the City Manager's Conference Room, 4th Floor, on Monday, February 18, 2013 for the purpose of reviewing the agenda of the regular 7:00 p.m. City Council meeting.

The **attached** agenda is for the **Monday, February 18, 2013** regular City Council meeting beginning at 7:00 p.m. in the Forum.

4. PUBLIC HEARINGS

- a. This hearing is on a series of amendments to the City's **Comprehensive Plan** in support of the School District facilities redevelopment program. The School District has been acquiring properties in support of its facilities redevelopment plan and has requested that the Comprehensive Plan be modified to change the intended use for those properties to the institutional and community service use designation. The properties are all contiguous to existing school facilities so that extension of the institutional use designation does not pose a problem from a land use perspective. The Plan Commission recommended the modification to the Comp Plan.
- b. Public Hearing regarding a proposed ordinance to amend the City's **Comprehensive Plan** regarding 501 Prospect Street, which is the building that previously housed First Presbyterian Church. The property has been purchased for redevelopment and the Comp Plan will need to be amended from its institutional and community service use designation to a neighborhood commercial use designation in order to facilitate changes planned for use of the facility. Once again, the Plan Commission unanimously recommended for approval.
- c. Proposed Ordinance to amend the **Zoning District Map** of the City to change the zoning classification for property located at 2208 N. Lee Lane from residential to public lands and institutions. This is a City park. Planning staff earlier noted that the parkland had not been properly designated for the public lands and institutions district during the last zoning district modification. As we often do when we discover anomalies of this sort, Planning staff is recommending that the zoning classification be changed. The Plan Commission has reviewed the recommendation and unanimously recommended for approval. This item is on the agenda to suspend the rules for second reading and adoption at the meeting, since the property involved is city owned parkland.
- d. Resolution authorizing a **Conditional Use Permit** to allow indoor alcohol sales in a C-2 Neighborhood Commercial District. This property is a small neighborhood grocery located at 1623 Park Ave. The property is on the edge of the Merrill Neighborhood and, once again, a delegation of residents from the area requested that the City not allow additional packaged alcohol sales in their neighborhood. The Plan Commission concurred with the request of the residents and recommended for denial by a vote of 6-0.

6. CONSENT AGENDA

- a. Approval of the **Minutes** of the regular meeting of February 4, 2013.
- b. Resolution approving a **Change of Agent** for the Speedway service station located at 2781 Milwaukee Road.
- c. Consideration of the **City Center Connections Plan**. This plan was recently completed under the sponsorship of

Beloit 2020 with the cities of Beloit and South Beloit, IL as participating entities. The plan provides for various bicycle/pedestrian connections between the two communities. Fortunately, the City of South Beloit was recently awarded a grant to cover most of the cost for these improvements and it is anticipated that elements of the Connections Plan will be implemented in the foreseeable future. The purpose for this action is to refer the matter to the Plan Commission for their review and recommendation. The plan is lengthy and was not attached to the agenda. The entire document has been posted to the City's website and can be accessed at: www.ci.beloit.wi.us.

- d. Application for a two-lot **Certified Survey Map** at 1650 Lee Lane. The purpose for this certified survey map is to create a separate lot for the proposed cancer care facility to be built on this property by Beloit Health Systems. This matter is for referral to the Plan Commission for their review and recommendation.
- e. Resolution authorizing a **Final Payment** for a Public Works contract for the Colby Street reconstruction. The project has been completed and is ready for final payment.
- f. Resolution authorizing **Final Payment** for the Public Works Contract for the McKinley Avenue Reconstruction. This project was completed in 2012 and is ready for final payment.
- g. Resolution authorizing **Final Payment** for the Public Works reconstruction of the West Grand Parking Lot. This was one of the final projects completed prior to closure of the Downtown TIF expenditure period. The project is complete and ready for final payment.
- h. Resolution authorizing **Final Payment** of the Public Works contract for street resurfacing Phase II. This work was done later in the 2012 construction season. All of the resurfacing projects are complete and the project is ready for final payment.
- i. Resolution approving **Farm Leases** between the City of Beloit and Twin Oaks Farm. These farm leases are for this coming year for the two properties the City recently acquired from MLG Commercial as part of that real estate transaction. The City has no immediate plans for development on either parcel and would like to place them into agricultural use until such time as the properties are needed.

7. ORDINANCES

- a. Presentation of a proposed **Zoning Text Amendment** to create a new overlay district that will be known as the Wellhead Protection Ordinance. This matter is on the agenda only for a referral to the Plan Commission at this meeting. Because of the significance of the overlay district, we wanted to make an initial presentation to Council and the community regarding the contents and the reasons for bringing this proposal forward at this time. Staff will make a presentation to provide Council and the community with a good level of understanding regarding the ordinance and how it would impact various properties in the community. Council then needs to refer the ordinance on to the Plan Commission for their in-depth review and recommendation. Letters have already been sent to over 2,300 property owners that may be impacted by the change in zoning designation.

10. CITY MANAGER'S PRESENTATION

- a. Presentation by the Community Development staff regarding the **Public Housing Redevelopment Project**. This presentation outlines the completion, particularly of Phase II of the City's Public Housing renovation and redevelopment project. Some of the content pertains to final financing of a portion of the project and it is important that this presentation be made to Council at this particular meeting.

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. This is the normal annual resolution declaring official intent to **Reimburse Expenditures from Bond Proceeds**. Councilors will recall that we do this resolution each winter or early spring so that we can proceed with our capital

spending plan for that year. The projects listed in the resolution are those included in the Capital Improvements Budget for 2013. Council will soon begin receiving bid recommendations regarding many of these projects and work will begin in the spring, likely before we are able to complete the borrowing for this construction season. As we do each year, any preliminary project expenses will be reimbursed from loan proceeds when they become available.

- b. Resolution **Rejecting all Bids** for the Pohlman Field Concourse Rehabilitation. The replacement of the pedestrian concourses at Pohlman Field was a significant component of the City's plan to provide for a remodeling and repair to the existing facility to ensure its serviceability for the next several years. Unfortunately, the request for bids to complete work during what could be the late winter season and on a tight timeline, resulted in bids substantially higher than the Engineers estimates for this work. Based on some discussions with the low bidder, the Engineers have advised our office that they believe a rebidding to allow the work to be done on a more timely basis in the fall of 2013 would likely result in bids closer to the Engineers original estimate. The Engineering Division has also made a few modifications to the specifications to help reduce final costs for this project. The low bidder is advising the City that he needs three weeks this spring, after the frost is gone and the ground has had time to dry out in order to complete this work. It is difficult to see us coming up with a block of time of that size, which would allow the work to be done prior to April 11. After April 11, the Snappers and/or one of the local teams will be in residence at the stadium on an intermittent basis throughout the season. Consequently, it may be virtually impossible to get the work done, even if we were to award this bid, which includes a premium for early season work. Consequently, the recommendation is to reject this bid and rebid with a fall construction timeline.
- c. Resolution approving **Release of City Rights** under Development Agreements and access and parking easements related to the Eclipse Center. The City has entered into two Development Agreements related to the Eclipse Center property and currently maintains cross access easements to ensure full access, not only to various portions of the Eclipse property, but also to the City's Library, which is located on the South end of the complex. A portion of property near the north end of the site is being subdivided and will be sold for a new bank to be constructed on that site. In order to effectuate the development of a new lot and sale of the real estate, it will be necessary for the City to release certain rights that would impact title to that parcel. This resolution does that, while clarifying that our rights related to the balance of the Eclipse Center will remain in place. Also, the changes do not affect the existing TIF boundaries for the TIF District and this project will be built within those boundaries with additional incremental revenue created for that TIF District, as well.

CITY MEETING CALENDAR— FEBRUARY 18 - 22, 2013

Monday, February 18	5:30 p.m.	Special City Council Meeting , City Manager's Conference Room (All Councilors)
Monday, February 18	6:30 p.m.	City Council Workshop , City Manager's Conference Room (All Councilors)
Monday, February 18	7:00 p.m.	City Council Meeting , Forum (All Councilors)
Tuesday, February 19	7:00 p.m.	Landmarks Commission , Forum (C. Haynes)
Wed., February 20	4:00 p.m.	Municipal Library Board , 605 Eclipse Blvd.
Wed., February 20	5:30 p.m.	Equal Opportunities & Human Relations Commission , Forum (C. Kincaid)
Wed., February 20	7:00 p.m.	Plan Commission , Forum (C. Kincaid)

UPCOMING COMMUNITY EVENTS

This is just a sample of events coming up in Beloit. A more complete listing is available on the Visit Beloit website: www.visitbeloit.com

Beloit Public Library offers many events for youth, teens and adults. Please click [\[here\]](#) for more information.

Thur., Feb. 14—Sun., Feb. 17		Beloit International Film Festival , please click here to view their website with information on tickets, films, venues, etc. www.beloitfilmfest.org
Friday, Feb. 15	7:00—10:00 p.m.	Heartthrob Holiday Skate , Edwards Ice Arena. Games, candy and music; 2-for-1 skate rental. Regular admission fees apply.
Thursday, Feb. 21	6:00 p.m.	Downtown Beloit Association Annual Meeting and Awards , LaCasa Grande Banquet Hall, Hors d'oeuvres and cash bar. Admission \$20. Please RSVP by February 15 to 365-0150.



NOTICE AND AGENDA

Beloit City Council

Special Meeting

Monday, February 18, 2013

5:30 p.m.

4th floor City Manager's Conference Room

City Hall – 100 State Street

Beloit, WI 53511

CALL OF MEETING OF CITY OF BELOIT COUNCIL CITY OF BELOIT, WISCONSIN

NOTICE IS HEREBY GIVEN that in accordance with Section 2.02(3) of City Code a Special Meeting of the City Council of the City of Beloit, Rock County, Wisconsin, is being called.

1. Roll call
2. The City Council will adjourn into closed session pursuant to Wis. Stat. 19.85(1)(e) to discuss a possible **real estate transaction** with the Ho-Chunk Nation (Arft)
3. Motion to adjourn the closed session and reconvene into open session for consideration of a resolution approving a **Land Contract Purchase Agreement** with the Ho-Chunk Nation for 41.5 acres of City land (Arft)
4. Motion to adjourn

Following the Special Meeting, or at approximately 6:30 p.m., the City Council will hold a **Workshop** in the City Manager's Conference Room to review the agenda of the regular 7:00 p.m. City Council meeting.

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Larry N. Arft, City Manager

Dated: February 15, 2013
Rebecca Houseman LeMire
City Clerk

**Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511



**AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, February 18, 2013**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS – none
4. PUBLIC HEARINGS
 - a. Public Hearing and First Reading of a proposed Ordinance amending the City of Beloit **Comprehensive Plan** for the properties located at 545 and 549 W. Grand Avenue; 615, 619, 625, and 629 Eighth Street; 548 Locust Street; 1203, 1233, 1249, 1253, and 1257 Sixth Street; 219 and 225 North Street; and 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349, and 1353 Sixth Street, from the Neighborhood Commercial, Two-family, and Single-family Residential-Urban use designations, to the Institutional and Community Service use designation (Christensen)
Plan Commission recommendation for approval 5-0
 - b. Public Hearing and First Reading of a proposed Ordinance amending the City of Beloit **Comprehensive Plan** for the property located at 501 Prospect Street, from the Institutional and Community Service use designation, to the Neighborhood Commercial use designation (Christensen) Plan Commission recommendation for approval 5-0
 - c. Proposed Ordinance to amend the **Zoning District Map** of the City of Beloit to change the zoning district classification of the property located at 2208 N. Lee Lane from R-1A, Single-family Residential District, to PLI, Public Lands and Institutions District (Christensen) Plan Commission recommendation for approval 6-0
First Reading, suspend the rules for a Second Reading
 - d. Resolution authorizing a **Conditional Use Permit** to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 1623 Park Avenue (Christensen) Plan Commission recommendation for denial 6-0
5. CITIZENS PARTICIPATION
6. CONSENT AGENDA

All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the General Order of Business and considered at this point on the agenda.

 - a. Approval of the **Minutes** of the Regular Meeting of February 4, 2013 (LeMire)
 - b. Resolution approving **Change of Agent** for Speedway, LLC, d/b/a Speedway

#4293, located at 2781 Milwaukee Road, from Nancy A. Bryant to Sheryl Lynn LaTronico (LeMire) ABLCC recommendation for approval 6-0

- c. Proposed **City Center Connections Plan** (Christensen) Refer to the Plan Commission The City Center Plan is available for review at www.ci.beloit.wi.us
- d. Application for a 2-Lot **Certified Survey Map** for the property located at 1650 Lee Lane (Christensen) Refer to the Plan Commission
- e. Resolution authorizing **Final Payment** of Public Works Contract C12-13, Colby Street Reconstruction (Flesch)
- f. Resolution authorizing **Final Payment** of Public Works Contract C12-20, McKinley Avenue Reconstruction (Flesch)
- g. Resolution authorizing **Final Payment** of Public Works Contract C12-03, West Grand Parking Lot (Flesch)
- h. Resolutions authorizing **Final Payment** of Public Works Contract C12-19, Street Resurfacing 2012-Phase II (Flesch)
- i. Resolution approving **Farm Leases** between the City of Beloit and Twin Oaks Farm (Janke)

7. ORDINANCES

- a. Presentation of a proposed **Zoning Text Amendment** creating Section 5-800 of the Zoning Ordinance, Article V, Chapter 19 of the Code of General Ordinances of the City of Beloit, to be known as the Wellhead Protection Ordinance (Mathos)
Refer to the Plan Commission

8. APPOINTMENTS -none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION

- a. Presentation on the **Public Housing Redevelopment Project** (Christensen/Pollard)

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Resolution Declaring Official Intent to **Reimburse Expenditures from Proceeds of Borrowing** (York)
- b. Resolution **Rejecting all Bids** for Public Works Contract C13-04, Pohlman Field Concourse Rehab (Flesch)
- c. Resolution approving **Release of City Rights** under Development Agreements dated November 4, 1998 and April 3, 2007 and access and parking easement dated May 30, 2008, regarding property located at the Eclipse Center (Casper)

12. ADJOURNMENT

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Dated: February 13, 2013
Rebecca Houseman LeMire
City of Beloit City Clerk
<http://www.ci.beloit.wi.us>

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You can watch this meeting live on Charter PEG channel 98 or digital channel 992. Meetings are rebroadcast during the week of the Council meeting on Tuesday at 1:00 p.m., Thursday at 8:30 a.m. and Friday at 1:00 p.m.

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**MEETING NOTICE AND AGENDA
BELOIT LANDMARKS COMMISSION
Tuesday, February 19, 2013, 7:00 PM
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the November 20, 2012 Meeting and January 15, 2013 Special Meeting
3. Public Comments
4. Michael Brady – Certificate of Appropriateness
COA-2013-02 Review and Consideration of a Certificate of Appropriateness to realign walking paths, install a brick paver patio, and to install light post to the east side of the Pettibone World Affairs Center for the property located at 634 College Street.
5. Sharon Buchko – Certificate of Appropriateness
COA-2013-03 Review and consideration of a Certificate of Appropriateness to install a new window for the property located at 628 Harrison Avenue.
6. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
7. Committee Reports
 - A. Education & Outreach Committee
 - B. Grant Writing Committee
 - C. Site Visit Committee
 - D. Historic District Sign Committee
8. Adjournment

*If you are unable to attend this meeting, notify the Planning Office at (608)364-6700 **no later than 4:00 PM the day before the meeting.***

Approved: Michael D. Lofton II, Assistant Planner
February 7, 2013

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beloit public library

MEETING NOTICE AND AGENDA
Beloit Public Library Board of Trustees
Wednesday, February 20, 2013 @ 4pm
Beloit Public Library Board Room
Beloit, WI 53511

1. Call to order and roll call
2. Approval of minutes of the January 16, 2013 Library Board meeting
3. Approval of minutes of the January 22, 2013 Personnel Committee meeting
4. Public comment
5. Library Director Report
6. Reports
 - a. Foundation
 - b. FABL
 - c. Arrowhead Library System
 - d. Budget Committee
 - e. Strategic Plan Committee
 - f. Personnel Committee
7. 2013 Budget
8. Action Items
 - a. 2012 Annual Report
 - b. 2012 Budget
 - c. All-Staff In-Service Day
 - d. Monthly financial report and approval of library bills.
9. Trustee Comments
10. Motion to adjourn

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Next meeting: Wednesday, March 20, 2013

Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request this service, please contact the library at 364-2908, 605 Eclipse Blvd., Beloit, WI



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
BELOIT EQUAL OPPORTUNITIES AND HUMAN RELATIONS COMMISSION

Wednesday, February 20, 2013 at 5:30 PM
The Forum, First Floor
Beloit City Hall, 100 State Street

1. Call to Order and Roll Call
2. Approval of Minutes of the January 16, 2013 Meeting
3. Public Participation
4. Update on EOHR By-laws and Possible Commission Name Change from EOHR to Fair Housing Commission
5. Discussion of Fair Housing Month Activities
 - a. Fair Housing Proclamation
 - b. Possible Mock Hearing in the Fall
6. Commissioner Comments and Upcoming Events
7. Adjournment

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Notice Mailed: February 15, 2013

Approved: Teri Downing
EOHRC Staff Liaison

Please Call 364-6650 before 3:00 p.m. on Monday, February 19, 2013
if you are unable to attend.

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CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Beloit City Plan Commission
Wednesday, February 20, 2013 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. **Call to Order and Roll Call**
2. **Approval of the Minutes of the February 6, 2013 Meeting**
3. **Appointment of a Plan Commission member to the Greater Beloit Economic Development Corporation**
4. **Certified Survey Map – Beloit Memorial Hospital - 1650 Lee Lane**
Review and consideration of a two-lot Certified Survey Map for the property located at 1650 Lee Lane in the City of Beloit
5. **Certified Survey Map – Terrapin Acres Corp - South Petter Road**
Review and consideration of a one-lot Certified Survey Map for the property located on South Petter Road south of County Trunk J in the Town of Turtle
6. **Connections: City Center Plan**
Review and consideration of the Connections: City Center Plan
7. **Zoning Text and Map Amendment – Wellhead Protection Ordinance**
Public hearing, review and consideration of a Zoning Ordinance Text Amendment to create Section 5-800 of the Zoning Ordinance to be known as the Wellhead Protection Ordinance, and to create a Map Amendment which would establish a Wellhead Protection Overlay District
8. **Status Report on Prior Plan Commission Items**
9. **Adjournment** [Return to page 5](#)

If you are unable to attend this meeting, please contact Gail Riddle in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: February 15, 2013

Approved: Julie Christensen, Community
Development Director

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